Message

From: Carvalho, Moises@DTSC [Moises.Carvalho@dtsc.ca.gov]
Sent: 10/25/2016 10:08:39 PM
To: Santos, Carmen [Santos.Carmen@epa.gov]; Brausch, Leo M [Leo.Brausch@cbs.com]; Chandler, Phil@DTSC [Phil.Chandler@dtsc.ca.gov]
CC: Rykaczewski, Dave A. [dave.rykaczewski@wspgroup.com]; Diana Olson [diana.olson@hagerpacific.com]; Rob Neal [rob.neal@hagerpacific.com]; Roy-Semmen, Shukla@DTSC [Shukla.Roy-Semmen@dtsc.ca.gov]; Cepko, Russ P [Russ.Cepko@cbs.com]; Wilson, Patrick [Wilson.Patrick@epa.gov]
Subject: RE: Former Westinghouse Facility - Literature References for Wipes and Comments on Outline for Risk-Based PCB Cleanup Application
Attachments: Remedy Selection Process Scoping Meeting - Follow up - Former Westinghouse Equipment Repair Facility

Dear all,

I would like to further discuss the Section 4.4 (Cleanup Plan Objectives) since it does address the implementation of a Land Use Covent (LUC) in those portions of the warehouse building footprint area that PCB-impacted soils will remain on-site with concentrations equal or above the USEPA RSL for commercial/industrial use but below the 50 ppm for offsite disposal.

DTSC has conveyed to CBS/Mr. Leo Brausch on September 20, 2016, that a LUC may be pertinent to protect against potential future exposures to chemical of potential concerns (COPCs; arsenic, semi-volatile organic compounds [SVOCs] and total petroleum hydrocarbons [TPH]) that may be present in soils beneath the warehouse building area under Health and Safety Code (HSC) section 25355.5(a)(1)(C) jurisdiction.

Conceivably, a LUC and asphalt/concrete cap may also be applicable to prevent potential future exposures to PCBs present in soils in the east side of the Site (above USEPA RSL for commercial/industrial use but below the 50 ppm for offsite disposal), specifically, near the northeast corner of the warehouse building structure and shallows soils along the east property boundary. However, DTSC is aware that under the self-implementing provisions of the Toxic Substances Control Act (TSCA) PCB regulations at 40 CFR 761.61(a), Former Westinghouse Equipment Repair Facility (Westinghouse) is required to submit a cleanup plan (notification) together with a certification to USEPA for review and approval, and USEPA should be involved in the oversight of TSCA PCB remedy activities.

DTSC further notes that for those areas that Westinghouse may choose to leave in place PCB in soils with concentrations less than those limits specified at 40 CFR 761.61 (up to 50 ppm) but higher than 1 ppm and select a cap (asphalt/concrete) as the chosen remedy, the cap must comply with the requirements, at minimum, established at 40 CFR 761.61 (a)(7) and (a)(8).

DTSC anticipates that the LUC will obey the Civil Code section 1471 and HSC sections 25222.1 and 25355.5, and the use of Site will be restricted and conform to the requirements of California Code of Regulations, Title 22, section 67391.1. Further, DTSC anticipates that the LUC will require Westinghouse to prepare a Soil Management Plan (SMP). The SMP will be appropriate for any soils that are unearthed while performing any maintenance and/or redevelopment at the Site in those areas that will be under a LUC or the portion of the Site that is known to be impacted by volatile organic compounds (VOCs), and will be under an active remedy according to the anticipated Remedial Action Workplan (RAW).

Note that the LUC will: i) prohibit use of the Site for residential and other unrestricted land uses, ii) prohibit interference with the asphalt/concrete cap at the Site, and iii) require operation and maintenance activities, including cap inspection and monitoring and, if necessary, abatement activities. If use of the Site changes, further action, including further investigation and/or cleanup activities may be required.

Finally, DTSC is currently attempting to the possible extent to reach Union Pacific Railroad (UPRR) to facilitate an access agreement between Westinghouse and UPRR to complete the lateral/vertical delineation of PCBs-impacted shallow soils along the east property boundary. DTSC will keep all interested parties with any progress of this effort, and if needed, a new approach will be determined to complete this task.

DTSC looks forward to working collaboratively with USEPA to more fully develop a path forward regarding implementation of the LUC on those areas that PCB-impacted soils are commingled with other chemical of concerns (COCs) and those areas that PCB-impacted soils are below 50 ppm but equal or above the USEPA RSL for commercial/industrial use (1 ppm).

Cordially,

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From: Santos, Carmen [mailto:Santos.Carmen@epa.gov]
Sent: Tuesday, October 25, 2016 1:21 PM
To: Brausch, Leo M <Leo.Brausch@cbs.com>
Cc: Rykaczewski, Dave A. <dave.rykaczewski@wspgroup.com>; Diana Olson <diana.olson@hagerpacific.com>; Rob Neal <rob.neal@hagerpacific.com>; Carvalho, Moises@DTSC <Moises.Carvalho@dtsc.ca.gov>; Roy-Semmen, Shukla@DTSC <Shukla.Roy-Semmen@dtsc.ca.gov>; Cepko, Russ P <Russ.Cepko@cbs.com>; Wilson, Patrick <Wilson.Patrick@epa.gov>
Subject: Former Westinghouse Facility - Literature References for Wipes and Comments on Outline for Risk-Based PCB Cleanup Application

Greetings Leo,

Thank you for taking the time to participate in the September 28, 2016 conference call with Hager Pacific's consultant, DTSC, and EPA regarding CBS' August 4, 2016 letter. In that letter, CBS transmitted its (1) assumptions for risk-based cleanup levels that CBS is proposing for the warehouse building at the former Westinghouse facility in Rancho Dominguez and (2) draft outline of the risk-based application for cleanup of PCBs inside the same building.

This message is a follow up to the next steps we identified during the September 28, 2016 call and that are described below.

- CBS to confirm the cleanup and screening levels to be applied to cleanup of PCBs inside the warehouse building.
- EPA to send literature references for wipes.
- EPA to send comments on draft outline of the risk-based PCB cleanup application to be submitted by the Parties under 40 CFR 761.61(c) to EPA.

Literature References for Wipes

EPA has reviewed a number of scientific literature sources to better refine the Agency's approach for deriving health-based thresholds for wipe sample evaluation. The Agency's official derivation strategy for wipe samples is currently undergoing various levels of peer-review at the national level. When that has concluded, we will be positioned to distribute & share the Agency's official guidance with respect to health-based wipe thresholds for PCBs. In the interim, you should feel free to review the studies and approaches referenced from PCB wipe sample analysis in the table below.

Analysis	Surface Concentration (ug/100 cm2)	Exposure Scenario	Target Risk
TSCA decontamination standard	10	Occupational	Not specified
California EPA-DTSC	0.1	School	1×10^{-6} Cancer Risk
EPA - World Trade Center	0.16	Residential	1×10^{-4} Cancer Risk
Syracuse	3.1 4.9	College Library	1×10^{-5} Cancer Risk HI = 1

Kuusisto, et al 2007 ([1])	0.07 0.65 1.4	Residential (child) Residential (adult) Occupational	HI = 1 ([2]) HI = 1 (2) HI = 1 (2)
Michaud, et al., 1994 ([3])	7.5	Occupational	1 x 10^{-5} Cancer Risk

Questions regarding the literature references for wipes should be directed to Dr. Patrick Wilson whom can be reached via email at wilson.patrick@epa.gov or via phone at 415-972-3354.

Comments on 761.61(c) Draft Risk-Based Application

1. **Section 1.1, Regulatory Background.** The Parties (CBS and Hager Pacific) need to comply with 40 CFR 761 including the requirements in 761.61 and 761.61(c).

2. **Section 1.2, Cleanup Plan Objectives.** Please provide additional detail on this section. In addition, the main objective of the cleanup plan is to clean up PCBs present in the warehouse building above established cleanup levels, conduct post cleanup activities such as air monitoring to verify there are no impacts to indoor air, and develop a land use covenant for the building.

3. **Section 3, Building Cleaning and Sampling Activities.** I understand that Section 3 will describe all activities that were performed to collect information for baseline conditions inside the building; and "cleaning" of surfaces also inside the building to facilitate the collection of characterization samples from porous an non-porous surfaces. Clarifications should be added to the introductory paragraph in this section and the sections identified below: in addition to the stated objective, cleaning inside the building was conducted to facilitate the collection of characterization samples from the interior of the building. Also, the building cleaning that was conducted is not the same as the PCB cleanup that will be performed consistent with an EPA approval under 40 CFR 761.61 and with other applicable requirements in 40 CFR 761.
   a. **Section 3.3, Building Cleaning**

   b. **Section 3.4, Sampling and Analysis.** In reference to the two bullets provided in that section, a statement should be added to clarify that "cleaning" activities that were conducted inside the building are not the same as the remedial activities that will be conducted inside that structure under 40 CFR 761.61 including 40 CFR 761.61(c).

   c. **Section 3.4.3.1, Bulk Dust.** EPA's purpose for bulk dust samples should also be added to the discussion in this section. EPA requested collection of bulk dust samples to determine PCB concentrations in bulk dust and, if PCBs found to be present, ensure bulk dust would be removed to protect tenants and members of the public that may enter the structure.

   d. **Section 3.4.4, Equipment Decontamination.** Did CBS follow the self-implementing decontamination procedures in 40 CFR 761.79 for equipment decontamination?

4. **Section 4, Sampling Results and Risk Evaluation**
   a. **Sections 4.2 (Exposure Point Concentrations), 4.3 (Risk-Based Cleanup Levels), and 4.4 (Cleanup Plan Objectives).** These sections should be revised based on the attached September 13, 2016 email from EPA to Leo Brausch with comments on CBS' August 4, 2016 letter.

   b. **Sections 4.2.3.3 (Concrete Floors North of Gridline N220) and 4.2.3.4 (Concrete Floors South of Gridline N220).** These sections should be revised based on the attached September 13, 2016 email from EPA to CBS and the attached May 19, 2016 email message from EPA to CBS. Cleanup should be conducted using as reference Line 150 instead of 220 and based on the spatial distribution of PCB concentrations at or above 9.4 mg/kg total PCBs. We also want to discuss the Parties response to EPA's comments on this matter via conference call.

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[1] PCB Contaminated dust on indoor surfaces – Health risks and acceptable surface concentrations in residential and occupational settings, Chemosphere

[2] 5th percentile from probabilistic calculations, levels based on 1x10^{-5} cancer risk were higher

[3] PCB and dioxin re-entry criteria for building surfaces and air. Journal of Exposure Analysis and Environmental Epidemiology [1994, 4(2):197-227]

c. **Section 4.3, Risk-Based Cleanup Levels.** The cleanup levels should be revised based on EPA's September 13, 2016 comments. This section defines a "hot spot" as an area that contains PCBs at levels equal to or greater than 180 mg/kg total PCBs. A cleanup level of 9.4 mg/kg has been discussed. We understand the Parties preliminarily agreed to this cleanup level during the September 28, 2016 conference call. PCBs should not be left in the floor at concentrations above 9.4 ppm. What would be the purpose of identifying a hot spot if PCBs above 9.4 ppm are to be removed? Are PCBs going to be addressed differently in "hot spot" areas? The spatial distribution of the data is of importance when designing the cleanup for the concrete and in context to a 9.4 ppm total PCBs.

d. **Section 4.4, Cleanup Plan Objectives.** We need to discuss this section. If EPA was to consider the idea of capping PCB contaminated material inside the pit, we need to discuss the LUC for the building. This LUC would have to come ahead of the PCB cleanup for soils. A similar approach need to be taken to address encapsulation of PCBs on the concrete floor. PCBs at concentration equal to or above 50 ppm must be disposed offsite.

5. **Entire Sections 5 (Remediation Alternatives Analysis), 6 (Description of Selected Remedy), and 7 (PCB Cleanup Plan).** We need to discuss these sections before they are developed. Please schedule a conference call with me to go over your ideas or thoughts for these sections and how those sections will be modified based on the September 28, 2016 discussions of the cleanup levels and May 19, 2016 EPA comments. During the call, I may ask for additional information on Sections 6 and 7.

I had planned to send the comments in this email a lot earlier and that was not possible. Also here is my schedule for November and December 2016 to help you schedule the conference call mentioned in this email. November 15 through 17, 2016 on training. November 22 through 25, 2016 out of the office. December 19, 2016 through January 2, 2017 out of the office.

Thank you for your courtesies.

Best,
Carmen

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"Think left and think right and think low and think high. Oh, the thinks you can think up if only you try!" Dr. Seuss

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